

Major Projects & Performance Manager
Wiltshire Council
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

FAO: Helen Garside

25 February 2026

Our ref: GAO/SAV/HDA/SWA/U0011639

Your ref: PP-14735752 and PP-14735742

Dear Helen,

Tottenham House and Estate, Savernake, Marlborough, Wiltshire, SN8 3BE
Town and Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Application for Non-Material Amendments and Listed Building Consent at Tottenham House

On behalf of our Client, Mr. Chris Rokos ("the Applicant"), we write to enclose an application for Non-Material Amendments and Listed Building Consent in respect of the Old Stables at Tottenham House and Estate.

Specifically, this application relates to:

- Reconfiguration of three previously approved First Floor partitions in the south, west and east corner rooms as discussed with Officers on site;
- Infilling of the discovered F21 block fireplace and venting of the flue;
- Removal of the discovered G23 chimney breast;
- Reconfiguration of the G23 staircase; and
- Reconfiguration of the G24 chimney breast.

Accordingly, this application seeks Listed Building Consent for the following works:

"To the First Floor of the Old Stables: Reconfiguration of corner room layouts; and consolidation, filling and venting of F21 fireplace. To the Ground Floor of the Old Stables: amendments to chimney breasts and staircases; and associated works."

Background

The application site is the Old Stables which is a Grade II* listed 1820 stable block located to the north-west of the Main House within the wider Tottenham House Estate. The Old Stables is referred to as 'Building 2' on the approved masterplan of the Outline Planning Permission (ref. 17/12461/OUT).

Outline Planning Permission (ref. 17/12461/OUT) was granted for: **"Hybrid planning application: 'full application' for change of use and some extension/alteration of Tottenham House and grounds to residential use (C3 use) from educational use (C2 residential institution) and ancillary leisure**

development, related staff accommodation, and associated landscape works; 'outline application' for outlying related family houses and further related staff accommodation" on 7 December 2018.

Listed Building Consent (ref. 18/00195/LBC) was granted for: **"Repairs and some extension/alteration to Tottenham House, The Old Stables, the Octagonal Pavilion and other outbuildings and garden walls within the curtilage of Tottenham House, to facilitate re-use as a country house and estate"** on 14 June 2018.

Applications for Non-Material Amendments (ref. PL/2021/07105) and Listed Building Consent (ref. PL/2021/06903) were approved in March 2022 for: **"Internal and external alterations, reconfiguration, restoration and refurbishment throughout the Old Stables block, including restoration of the stonework and chimneys; restoration of rainwater goods; restoration of doors and staircases; restoration of other internal elements and finishes; restoration and upgrading of the ground floor level structure; removal of unoriginal openings; reinstatement of original openings; reinstatement of original floorings; reinstatement of the original internal layouts; reinstatement and upgrading of the first floor level structure; opening up first floor level ceilings; rebuilding of the clock tower and timber roof; installation of new windows and doors; installation of domestic services; and other associated and ancillary works"**.

Applications for Non-Material Amendments (ref. PL/2024/02052) and Listed Building Consent (ref. PL/2024/02034) were approved on 02 September 2024 for: **"Internal and external alterations; reconfiguration of room layouts including opening up works and installation of partition walls; changes to room functions and uses; creation of new double height space; consolidation of bat lofts; adjustments to SVP positions; removal and restoration of identified historic internal elements and finishes; reconfiguration of a staircase; adjustments to slab materials; and other associated and ancillary works. To the Garages - (Building 30 on the approved masterplan): reconfiguration of layouts and changes to room functions and uses; installation of air exhaust wells and other associated and ancillary works."**

The current approved layout for the reinstated First Floor at the Old Stables was granted under Non-Material Amendment application (ref. PL/2024/02052) and Listed Building Consent (ref. PL/2024/02034).

Most recently, Section 73 (ref. PL/2024/09312) and associated Listed Building Consent (ref. PL/2024/09243) applications were submitted in order to adjust the extant Outline Planning Permission (ref. 17/12461/OUT) and Listed Building Consent (ref. 18/00195/LBC) to facilitate a new 'Revised Masterplan' to better reflect the Owner's aspirations for the Estate from a functional, operational and design perspective. The Listed Building Consent (ref. PL/2024/09243) was approved on the 15 September 2025. The S73 application (ref. PL/2024/09312) was approved on 29 January 2026.

Proposals and Justification

Minor First Floor Layout Alterations

The proposal seeks approval to alter the configuration of three previously consented new partition walls at the south, west, and east corners of the First Floor within the Old Stables.

Currently, each approved wall alignment divides the existing tripartite corner windows between two rooms. The proposal changes this so that each full tripartite window sits entirely within one room, providing a more balanced and appropriate internal arrangement.

The proposed changes for each corner are:

- South Corner
 - Bedroom F03/F04 will receive the full tripartite window.
 - En-Suite F01 will be very slightly reduced in size and will no longer have a window.
- West Corner
 - Bedroom F18 will receive the full north tripartite window.
 - En-Suite F21 will be slightly reduced in size and will no longer have a window.
- East Corner
 - Study F45/F46 will receive the full south tripartite window.
 - Lobby F47 will be slightly reduced in size and will no longer have a window.

ADAM Architecture have reviewed the proposals and consider the proposed adjustments are acceptable as there is no surviving original wall fabric in any of the affected locations; the historic partitions had either collapsed, decayed, or been removed during mid-20th-century alterations or as part of previously approved stabilisation works. The former walls in the south and west corners were lightweight timber studwork with lath and lime plaster, while those in the east corner had already been significantly altered and replaced with modern softwood service housings and plyboard. The reinstated concrete blockwork partitions have already been approved and are clearly identifiable as new 21st-century fabric within the historic core of the building. As the consented First Floor layout does not seek to fully recreate the original historic plan, the reconfiguration results in no loss of historic material and is considered to have a neutral heritage impact. Allowing the full tripartite windows to sit wholly within the principal corner rooms provides a more balanced and coherent internal arrangement consistent with the approved repurposing of the Old Stables to provide high-quality ancillary accommodation for the Main House.

Former First Floor Fireplace F21 Discovery

As part of the initial consolidation of the fabric of the building and ongoing works a blocked fireplace has been found in F21 and is indicated on the revised and updated existing and proposed floor plans being submitted under the NMA LBC. It is believed that this fireplace was removed in the mid-20th century when the First Floor was converted for ancillary use for Hawtrey's School, who were using the Main House and the Old Stables at this time. Room F21 is approved to be an ensuite, and the fireplace is located within an area approved to be a shower enclosure. The retention of the fireplace opening would conflict with the approved arrangement and prevent delivery of the consented works and as such, the opening is being consolidated and is proposed to be infilled, and the flue vented in order to enable the implementation of the layout approved under the 2024 NMA and Listed Building Consent. The arch of F21 will be retained in situ as part of the proposed infilling works and this has been confirmed as feasible by the Structural Engineer. The proposed infill is therefore considered to be an enabling and necessary intervention, rather than a design amendment.

There are also two other former fireplaces in F01 and F45/F46 that were blocked in the mid-20th Century as well as the modern fireplace to F18. These are clearly shown on the submitted plans.

G23 Chimney Breast

Historically, there was a fireplace in this location, which is believed to have been removed in the mid-20th century, when this room was converted for office use. The location of this fireplace is recorded on the 2021 NMA and Listed Building Consent Existing Ground Floor Plan (ref. 6150/CE-101) and on the proposed Ground Floor Plan as approved and consented for the 2024 NMA and Listed Building Consent (ref. 6150/PLS-101 Rev F).

This room was much altered in the mid-20th century, with the removal of the fire surround, fire chamber, and the introduction of modern plaster to the walls, with the fireplace infilled with concrete blockwork and the flue being unvented. The decaying fabric in this room has been removed, and the remains of the fireplace has recently been exposed, to reveal the brick arch and iron lintel. Following a review by the Architects and the Structural Engineers, it is proposed to remove the shallow chimney breast.

The reinstatement of a fireplace in this room is not required for the approved and consented repurposing of this room, i.e. to serve as a guest hall for the domestic ancillary use of this building for the Main House. It is therefore proposed to record the site of the former fireplace and the shallow projecting chimney breast and remove the brickwork and form a flush west wall. This will form a more rectangular room and assist with the introduction of the consented staircase to a new Lower Ground Floor and Tunnel (linking the Old Stables with the Main House) which was recently granted as part of the Revised Masterplan LBC application (ref. 6150/PLE-451 Rev D).

In terms of historic fabric, there will be some loss of original brickwork. However, the removal works as part of this application, will be considerably less than that previously approved and consented position, which allowed for the full removal of the spine wall and chimney breast in this location.

It is therefore proposed to record the chimney breast in line with the requirements of LBC Condition 4 and remove it as part of the NMA LBC application. The chimney breast is clearly identified on the Ground Floor Plan (ref. 6150/PLS-101 Rev G) submitted in support of this application.

G23 Staircase

It is proposed to adjust the arrangement of the timber staircase in G23. Additional risers and treads (including the winders at the bottom of the flight) are proposed to be incorporated to alter the pitch of the original stairs so that it will comply with current regulations. The reconfiguration is clearly identified on the Ground Floor Plan (ref. 6150/PLS-101 Rev G) submitted in support of this application

G24 Chimney Breast

The proposed layout of the Sitting Room (G24) follows the approved Ground Floor layout as consented under the 2024 NMA and LBC applications. A minor adjustment to the new fire chamber is sought to optimise the room layout and flue transfer from the ground floor to the roof space via First Floor Lobby. This allows the technical requirements for the installation of the already approved stainless steel flue to be achieved and minimises impact on the layout above. The radiator moves marginally closer to arch to allow for the door to the riser but does not change the hayfeeder niches that remain as approved.

Conclusion

In conclusion, it is believed that the proposed minor reconfiguring of the three new First Floor walls is appropriate to ensure that the building is sufficiently and sympathetically restored to function as originally designed and to accommodate the approved and consented new use for these parts of the Old Stables and to contribute to the wider restoration of the Old Stables as ancillary guest accommodation. The works have been proposed on the basis of an assessment of the existing condition of the space and have sought to minimise the impact on historic fabric where possible. The repair, restoration, refurbishment and conversion works are also considered to be sensitive and appropriate to the historic design and character of this part of the listed building, whilst retaining as much of the core original historic listed fabric as possible. These works are therefore believed to be

appropriate for the restoration of this Grade II* listed building, whilst actively bringing this building into practical use and protecting the significance of the heritage asset.

Application Documentation

In line with the validation requirements of Wiltshire Council the following documents, along with this Covering Letter, have been submitted via the Planning Portal:

- Completed applications forms, prepared by Newmark;

ADAM Architecture:

- Ground Floor Plan Existing and Condition (ref. 6150/CE-101);
- Ground Floor Plan Proposals and Alterations (ref. 6150/PLS-101 Rev G);
- First Floor Plan Existing and Condition (ref. 6150/CE-102 Rev A);
- First Floor Proposals and Alterations (ref. 6150/PLS-102 Rev I); and
- Covering Statement (dated 11 November 2025).

BLDA Architects:

- Fireplace G24 Plan – Approved and Proposed Plan (ref. 269 no Rev);
- F21 Fireplace Photograph;
- G23 Chimney Breast Photographs x4.

Application Payment

The requisite Non-Material Amendment application fee of £383.00 (including a £85.00 Planning Portal service charge) has been made by our Client concurrently to the submission of this application.

There is no fee payable for the submission of a Listed Building Consent.

We look forward to confirmation of the registration and subsequent validation of this application shortly.

In the meantime, should you have any queries, please do not hesitate to contact Sam Aviss (020 3486 3524) or Hannah Davies (020 7333 6221) of this office.

Yours faithfully,



Newmark

Enc. As above via the Planning Portal